

Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number Mace Abdullah, Esq. 146027 ABACUS LAW GROUP 1055 E. Colorado Blvd., Suite 500 Pasadena, CA 91106-2371 (626) 204-4016 T (626) 204-4017 F mace@abacuslawgroup.com	FOR COURT USE ONLY <div style="border: 1px solid black; padding: 10px; text-align: center;"> FILED FEB 23 2010 </div> CLERK U.S. BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA BY <u>RS</u> Deputy Clerk
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA	
In re: DENISE TAYLOR <div style="text-align: right;">Debtor(s).</div>	CASE NO.: LA08-10722-AA

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 3/16/10	Time: 9:00 a.m.
Location: US Bankruptcy Court, 255 E. Temple St., Courtroom 1375, Los Angeles, CA 90012	

Type of Sale: ☐ Public ☒ Private Last date to file objections: 3/15/10

Description of Property to be Sold: Single family residence located at 19421 Scobey Ave., Carson, CA 90746. Square
footage is 1,799 with 4 bedrooms and 2 baths and swimming pool.

Terms and Conditions of Sale: See proposed Purchase Agreement attached to Declaration of Denise Taylor
(filed concurrently herewith).

Proposed Sale Price: \$426,000.00

Overbid Procedure (If Any): See Approved Overbid Procedures attached to the Notice of Motion and Motion
for Approval of Sale of Debtor's Personal Residence (filed concurrently herewith).

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e-mail address):

James Williams, Broker
Advantage Estates
6245 Bristol Pkwy., #321
Culver City, CA 90230

Date: 2/22/10

In re DENISE TAYLOR	Debtor(s).	CHAPTER: CASE NO.: LA08-10722-AA
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NOTE: When using this form to indicate service of a proposed order, **DO NOT** list any person or entity in Category I. Proposed orders do not generate an NEF because only orders that have been entered are placed on a CM/ECF docket.

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

A true and correct copy of the foregoing document described as _____ will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d), and (b) in the manner indicated below:

I. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING ("NEF") - Pursuant to controlling General Order(s) and Local Bankruptcy Rule(s) ("LBR"), the foregoing document will be served by the court via NEF and hyperlink to the document. On _____ I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following person(s) are on the Electronic Mail Notice List to receive NEF transmission at the email addressed indicated below:

☐ Service information continued on attached page

II. SERVED BY U.S. MAIL OR OVERNIGHT MAIL (indicate method for each person or entity served):

On 2/23/10 _____ I served the following person(s) and/or entity(ies) at the last known address(es) in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States Mail, first class, postage prepaid, and/or with an overnight mail service addressed as follow. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

III. SERVED BY PERSONAL DELIVERY, FACSIMILE TRANSMISSION OR EMAIL (indicate method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on 2/23/10 _____ I served the following person(s) and/or entity(ies) by personal delivery, or (for those who consented in writing to such service method) by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Honorable Alan M. Ahart
255 E. Temple St., Suite 1382 (Bin)
Los Angeles, CA 90012

Indicated as (by Delivery)

☒ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

2/23/10
Date

Laura Retana
Type Name

Laura Retana
Signature

Notice of Sale of Estate Property

In re	CHAPTER:
DENISE TAYLOR	CASE NO.: LA08-10722-AA

ADDITIONAL SERVICE INFORMATION (if needed):

American Express
c/o Becket & Lee LLP
Attorneys/Agents for Creditor
PO Box 3001
Malvern, PA 19355-0701

Worldmark by Wyndham
10750 W Charleston Blvd
Suite 130
Las Vegas, CA 89135

F&A Federal Credit Union
PO Box 30831
Los Angeles, CA 90030-0831

Roundup Funding LLC
Re Target National Bank
MS 550
PO Box 91121
Seattle, WA 98111

United States Trustee
725 S. Figueroa St
26th Floor
Los Angeles, CA 90017-5524
(Delivery)

Wescom Credit Union
PO Box 7058
Pasadena, CA 91109-7058

Kathy A. Dockery
700 S Flower St
Suite 1950
Los Angeles, CA 90017-4212

Fidelity Investments
82 Devonshire St
Boston, MA 02109-3614

Citi Mortgage
PO Box 6941
The Lakes, NV 88901

Internal Revenue Service
Centralized Insolvency Operations
PO Box 21126
Philadelphia, PA 19114-0326

Brice, Vanerlunder & Wernick PC
c/o Citi Mortgage
1000 Technology Dr
Ofallen, MO 63368-2240

Franchise Tax Board
PO Box 942867
Sacramento, CA 94267

Denise Taylor
Debtor
22333 N 6th St
Castro Valley, CA 94546

Capital Recovery II
Re GE Money Bank
25 SE 2nd Ave, Suite 1120
Miami, FL 33131

Clyde Taylor
Interest Holder
2861 W. Lincoln Ave
Apt #108-D
Anaheim, CA 93801

Judge Alan Ahart (by delivery)
255 E. Temple St
Suite 1382
Los Angeles, CA 90012

James Williams, Broker
Advantage Estates
6245 Bristol Prkwy, Suite 321
Culver City, CA 90230